



STATE OF CONNECTICUT

BOARD OF TRUSTEES

FOR THE STATE COLLEGES

80 PRAIT STREET - HARTFORD, CONNECTICUT 06103

AREA CODE 203 566-3040

MRS. BERNICE C. NIEJADLIK, CHAIRMAN
JOHN F. ROBINSON, VICE-CHAIRMAN
ERNEST A. JOHNSON, SECRETARY

EXECUTIVE SECRETARY
J. EUGENE SMITH

AUTHORIZING RESOLUTION

concerning

Planning for On-Campus Apartment-Type Student Housing

at

Eastern Connecticut State College

January 9, 1970

WHEREAS, the Legislature of the State of Connecticut has enacted Section 10, Public Act No. 530, in the January, 1969 Session; and

WHEREAS, Said Section 10 of Public Act No. 530 provides, in part, that the Board of Trustees for the State Colleges, subject to the approval of the Commission for Higher Education, shall plan for the expansion and development of the institutions within its jurisdiction, and also provides, in part, that said Board of Trustees may lease such physical facilities as may be needed for proper operation of such institutions; and

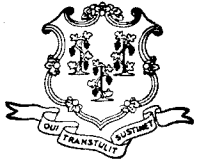
WHEREAS, the Board of Trustees for the State Colleges considers a serious need exists to provide on-campus student housing and believes that each housing complex should provide housing for not less than one hundred and forty-four (144) students nor more than four hundred (400) students on the campus of Eastern Connecticut State College; and

WHEREAS, the development and negotiating of lease proposals for the above-stated purposes shall follow the policy and procedure of leasing real property as set forth in the Department of Finance and Control General Letter 69-1 dated November 4, 1968, and as further outlined in the "Manual of Policy and Procedure of Leasing Real Property" issued by the Commissioner of Public Works: Therefore, be it

RESOLVED, That the Board of Trustees for the State Colleges, subject to approval of the Commission for Higher Education, authorizes the Lease Division of the Public Works Department to enter into negotiations with qualified private developers and secure the most appropriate proposals on a lease or lease-purchase basis to provide totally self-supporting on-campus apartment-type student housing to be constructed on the campus of Eastern Connecticut State College by private enterprise; and

BE IT FURTHER RESOLVED, That any such proposals arising from said negotiations shall be subject to final approval and acceptance by the Commissioner of Finance and Control, the Commissioner of Public Works, the Board of Trustees for the State Colleges, and the Commission for Higher Education before a commitment may be issued by the Public Works Department.

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STATE OF CONNECTICUT

COMMISSION FOR HIGHER EDUCATION

P.O. Box 1320 • HARTFORD, CONNECTICUT 06115

AREA CODE 203 566-3912

September 10, 1970

Dr. J. Eugene Smith
Executive Secretary
Board of Trustees for State Colleges
80 Pratt Street
Hartford, Connecticut 06103

Dear Dr. Smith:

At the September 9, 1970 meeting of the Commission for Higher Education, a quorum being present and voting, the enclosed resolution with reference to construction at Eastern Connecticut State College was approved with two modifications from the lease proposal developed by the lease division of the Department of Public Works with the DeMatteo Construction Company. It also has a provision that the Fiscal Policy Committee may agree to such amendments that need to be made in developing the final lease contract.

In other words, the Fiscal Policy Committee can take whatever action will be deemed necessary without waiting for approval of a full Commission meeting.

I hereby certify that this is a true copy of the resolution.

Sincerely,

W. Robert Bokelman
Associate Director

WRB:ja
Encl.

cc: Commissioner Leo V. Donohue
Commissioner Charles Sweeney
F. Michael Ahern
Fred Schuckman

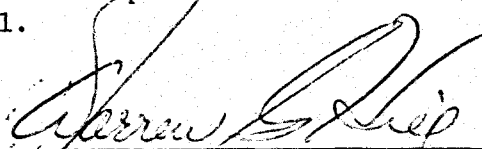
RESOLVED that the Commission for Higher Education, subject to its responsibilities contained in Section 10-109b of the Connecticut General Statutes to approve plans for the expansion and development of institutions in the public system of higher education and to approve leases for physical facilities for such institutions and subject to confirmation by the Board of Trustees for State Colleges at its next meeting, approves acceptance by said Board of the lease proposal submitted by the DeMatteo Construction Company as set forth in Public Works Department lease proposal outline dated September 8, 1970 to construct housing facilities for Eastern Connecticut State College, subject to two modifications:

(1) that, should the option to purchase the housing facilities not be exercised before the full 30 years of the lease, that the facilities become the property of the state of Connecticut without the payment of an additional sum of \$1,000 per bed or \$360,000 and

(2) that the rate of payment for the facility, if purchased between the end of the first year and before the expiration of 30 years, be at a reduced rate per bed reflecting the application of payments to the principal amount.

The Fiscal Policy Committee, on behalf of the full Commission, is authorized to make any amendments to this action necessary to implement this lease.

Negotiation for and acquisition of this property requires the participation of the Public Works Department and the Department of Finance and Control.



Warren G. Hill, Chancellor
Commission for Higher Education

9/9/70

November 5, 1971

*Do each
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separately*

I. Resolution Directing Studies of Student Housing by Planning Committee

Be it resolved: that the Planning Committee (1) prepare for the Board of Trustees a report with recommendations for the years ahead on the specific implications and options of the agreement for the construction of the lease-purchase apartment-dormitories at Eastern Connecticut State College, and (2) prepare for the Board a study that reviews the entire concept of student housing, on-campus and off-campus, state-constructed and privately constructed, and recommend guidelines for future action by the Board.

II. Resolution on Transfer of Funds from Fees Fund to the Auxiliary Services Fund at Eastern Connecticut State College

Pending completion of the studies called for in the foregoing resolution and with the understanding that the following resolution applies to the current fiscal year only:

Be it resolved: that the Board of Trustees authorizes the transfer of a sum not to exceed \$150,000 from the Fees Fund to the Auxiliary Services Fund to help defray the costs of the lease-purchase apartment-dormitories at Eastern Connecticut State College for the academic year 1971-72.

III. Resolution Setting Rental Fees for the Lease-Purchase Apartment-Dormitory Rooms at Eastern Connecticut State College for the Academic Year 1971-72

Be it resolved: that the rental charge for room occupancy in the lease-purchase apartment-dormitories at Eastern Connecticut State College be established at \$325.00 per student per semester for the academic year 1971-72.

IV. Authorizing Resolution concerning Lease-purchase Agreement Apartment-Type Dormitories. - Eastern Conn. State College

WHEREAS, the Phase I buildings of the apartment-type student housing at Eastern Connecticut State College has been completed it becomes necessary to implement the "lease purchase" schedule.

In order to do so and in accordance with the Board Resolution of October 9, 1970, the implementing instrument drawn up by the Office of the Attorney General and legal counsel of the DeMatteo Construction Company requires that "an option to purchase" must be given no sooner than June 1, 1972 and no later than August 20, 1972. Therefore, be it

RESOLVED, that the Board of Trustees hereby authorizes the Executive Secretary of the Board to give notice of intent to exercise the option to purchase.

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